



CHESTERFIELD COUNTY BOARD OF SUPERVISORS AGENDA

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Meeting Date: March 11, 2015

Item Number: 8.C.8.a.

Subject:

Set Public Hearing to Consider Code Amendment Relative to Ettrick Special Design District Standards

County Administrator's Comments:

County Administrator:_____

Board Action Requested:

Set April 15, 2015, for public hearing to consider attached ordinance amendment.

Summary of Information:

PLANNING COMMISSION ACTION AND RECOMMENDATION

On February 19, 2015, following a public hearing the Planning Commission by unanimous vote recommended approval of the attached ordinance amendment.

AMENDMENT OVERVIEW

The pending Ettrick/VSU Special Area Plan which is to be considered by the Board of Supervisors recommends that the zoning ordinance be amended to incorporate design standards for Office (O), Commercial (C) and Industrial (I) zoned property. The attached amendments would implement the recommendations of the plan. The suggested design standards promote integration of Virginia State University's expansion into the community and an urban-style mixed use pedestrian/bicycle friendly development pattern generally along Chesterfield Avenue and surrounding the Ettrick Train Station. The attached map shows the proposed boundary of the district.

Preparer: Kirkland A. Turner

Title: Director of Planning

Attachments:



Yes



No

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AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF CHESTERFIELD, 1997, AS AMENDED, BY AMENDING AND REENACTING SECTIONS 19-42, 19-99, 19-131, 19-145, 19-152, 19-159, 19-509.1, 19-513, 19-514.1, 19-600, 19-606, 19-608, 19-609, 19-611, 19-621, 19-622, 19-623, 19-634, 19-635, 19-636, 19-637, 19-638, 19-640, 19-645, AND 19-649 OF THE ZONING ORDINANCE RELATING TO THE ETTRICK SPECIAL DESIGN DISTRICT.

BE IT ORDAINED by the Board of Supervisors of Chesterfield County:

(1) That Sections 19-42, 19-99, 19-131, 19-145, 19-152, 19-159, 19-509.1, 19-513, 19-514.1, 19-600, 19-606, 19-608, 19-609, 19-611, 19-621, 19-622, 19-623, 19-634, 19-635, 19-636, 19-637, 19-638, 19-640, 19-645, and 19-649 of the Code of the County of Chesterfield, 1997, as amended, are amended and re-enacted, to read as follows:

Chapter 19

ZONING

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Sec. 19-42. Special districts.

The districts outlined in section 19-41 may also lie within special districts. Those special districts include: floodplain districts, Chesapeake Bay preservation areas, the Upper Swift Creek Watershed, highway corridor districts, emerging growth districts, post development districts, village districts, special design districts, and historic districts and landmarks.

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Sec. 19-99. Required conditions.

The conditions specified in this section shall be met in the R-7 District:

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- (c) *Front yard.* Unless otherwise specified the minimum setback shall be 30 feet. For lots located along cul-de-sacs, the building setback around the bulb of the cul-de-sac may be reduced to not less than 25 feet. However minimum setbacks for any lot shall be increased where necessary to obtain the required lot width at the front building line. If applicable, the additional setback requirement must be noted on the final plat.

Notwithstanding the above, for lots located within the boundaries of the front yard setbacks for lots located in the Ettrick Special Design District as shown on the zoning maps Village Core (EVC) the following front yard setbacks shall apply:

- Between contiguous developed lots, front yard setback may be reduced to the least front yard setback of any principal building on any adjacent lot;
or
- For other lots, front yard setback may be reduced to that of any principal building on the same side of the street within 200 feet of the lot.

~~or Ettrick Village Commercial Area (EVCA), between contiguous developed lots, may be reduced to the front yard setback of any principal building occupying any adjacent lot. Front yard setbacks for lots located in the Ettrick Village Core (EVC) or Ettrick Village Commercial Area (EVCA), not located between contiguous developed lots, may be reduced to the front yard setback of any principal building occupying any lot on the same side of the street within 200 feet of the subject lot.~~

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Sec. 19-131. Uses permitted with certain restrictions.

The following uses shall be permitted in the O-1 District subject to compliance with the following conditions and other applicable standards of this chapter. If the following restrictions cannot be met, these uses may be allowed by conditional use, subject to section 19-13:

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(i) Single-family dwellings, provided that:

- (1) The dwellings are located in the ~~Ettrick Village Core (EVC), Ettrick Village Commercial Area (EVCA) or~~ Matoaca Village Core (MAVC).
- (2) The dwellings are located on lots of not less than 7,000 square feet in area and not less than 50 feet in width.

These dwellings shall be exempt from Division 3, Development Requirements – Office, Commercial and Industrial, except for setback requirements, and except for architectural treatment (section 19-611).

- (j) A single dwelling unit incorporated into a building with a permitted nonresidential use, provided that the dwelling unit is located in the Ettrick Special Design District ~~Village Commercial Area (EVCA).~~

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Sec. 19-145. Uses permitted with certain restrictions.

The following uses shall be permitted in the C-1 District subject to compliance with the following conditions and other applicable standards of this chapter. If the following restrictions cannot be met, these uses may be allowed by conditional use, subject to the provisions of section 19-13:

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- (f) Commercial parking lots provided they are within the Ettrick Special Design District. ~~Village Core (EVC) or Ettrick Village Commercial Area (EVCA).~~

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Sec. 19-152. Uses permitted with certain restrictions.

The following uses shall be permitted in the C-2 District subject to compliance with the following conditions and other applicable standards of this chapter. If the following restrictions cannot be met, these uses may be allowed by conditional use, subject to the provisions of section 19-13:

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- (i) Prepared food and fruit and vegetable vendors, provided that:
- (1) The use shall occur no more frequently than three days in any seven-day period beginning on Monday and ending on Sunday, provided that the use shall not occur more frequently than three consecutive days.
 - (2) Only prepared food and fruits and vegetables shall be sold.
 - (3) The use shall be permitted only on a lot or parcel occupied by a permanent use.
 - (4) A stand, not to exceed 200 square feet in area, and one properly licensed, inspected and operative truck or other vehicle may be placed or parked onsite, when utilized by the vendor.
 - (5) The use shall be permitted only where improved permanent parking facilities are available and the required minimum and most convenient parking spaces for the existing permanent use shall not be used.
 - (6) Any temporary structure, vehicle, sign or other material associated with or resulting from the use shall be removed from the lot or parcel no later than 24 hours following the end of each sales period.
 - (7) All vendor areas shall be located a minimum of 100 feet from any property in an R, R-TH or R-MF District or any property currently zoned agricultural and designated for residential use on the comprehensive plan unless the sales area is separated from such property by a permanent building. All such vendor areas shall be located in accordance with the district's minimum setbacks, except that in the Ettrick Special Design District the use may also be located within permitted hardscaped pedestrian areas.

- (8) Hours of operation for vendors shall be restricted to the hours of operation of the permanent use on the lot or parcel.

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Sec. 19-159. Uses permitted with certain restrictions.

The following uses shall be permitted in the C-3 District subject to compliance with the following conditions and other applicable standards of this chapter. If the following restrictions cannot be met, these uses may be allowed by conditional use, subject to the provisions of section 19-13:

- (f) Motor vehicle sales and rental, excluding commercial vehicles such as buses, tractor-trailer trucks, dump trucks, stake bed trucks, vans where the cargo area cannot be accessed from the driver's seat without exiting the vehicle and/or cab and chassis vehicles; construction equipment and motor vehicle consignment lots, and as accessory to sales and rental, service and repair, to exclude body repair, provided that:
 - (1) Motor vehicle service and repair is not located in any of the areas identified as part of Chester Village in section 19-606.
 - (2) All such uses shall be set back a minimum of 100 feet from adjacent R, R-TH, R-MF and O Districts or A Districts that are shown on the comprehensive plan for R, R-TH, R-MF or O use. This setback shall be landscaped according to section 19-522(a)(4) of the Development Standards Manual.
 - (3) Storage yards for vehicles awaiting body repair, painting, auction or wholesale sales shall be screened from view of any adjacent properties on which such yards are not permitted or do not exist, and from external public roads or areas currently zoned agricultural and shown on the comprehensive plan for residential or office use.
 - (4) All garage-type doors shall be oriented away from, or screened from view of, adjacent residential or office zoned properties, external roads or areas currently zoned agricultural and shown on the comprehensive plan for residential or office use.
 - (5) There shall be no elevated display of motor vehicles.
 - (6) Except for minimal repairs necessary to allow a vehicle to be moved into the service area, all allowed repair activities and storage of new or replaced repair materials shall occur inside the buildings unless screened as required by Section 19-159(h).
 - (7) Motor vehicle sales is not located in Village Districts as identified in Section 19-606 or the Ettrick Special Design District.

- (8) Such use is not located within a shopping center unless the use was in existence prior to May 26, 2004.

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Sec. 19-509.1. On-street parking in a TND District or Ettrick Special Design District.

Except along roads identified on the county's Thoroughfare Plan, improved, designated parking spaces in a public right-of-way may be counted toward the required number of parking spaces for each use within a TND District or the Ettrick Special Design District when more than one-half of each such space resides in front of the use. However, parking spaces in a public right-of-way shall not be designated in any way for a use. On-street parking spaces not in front of a use may be counted toward the required number of parking spaces within an overall block.

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Sec. 19-513. Parking spaces required.

Except as provided for in sections 19-510(c) or 19-608(a), the minimum number of parking spaces to be provided for each use shall be as follows:

<i>Use</i>	<i>Number of Spaces</i>
(a) Residential and Lodging:	
(1) Except as noted in subsections 2 and 3, dwellings, to include single-family, two-family, multifamily, townhouses and manufactured homes outside of MH-1 zoning districts	2 for each dwelling unit. Townhouse developments shall provide 1 additional space for each 5 dwelling units as guest parking.
(2) Dwellings, multifamily restricted to "housing for older persons" as defined in the Virginia Fair Housing Law with no persons under 19 years of age domiciled therein.	1.2 spaces for each dwelling unit
(3) Dwellings, multifamily assisted living	0.8 spaces for each dwelling unit
(4) Motels, hotels, boardinghouses	1 per bedroom
With lounges/restaurant	Add 1 per 150 square feet for such area
With meeting facilities	Add 1 per 3 seats for such area
(5) Rest homes and nursing homes	1 for each 4 beds
(b) Educational Schools:	
(1) Colleges, universities, senior high schools (grades 10--12)	1 for each employee, plus 1 for each 6 students (maximum at 1 time)
(2) Elementary and junior high schools (grades 1--9)	5 plus 1 for each employee
(3) Nursery schools and child care centers	1 for each 20 children enrolled up to a maximum of 6 spaces, plus 1 for each employee (see section 21.1-219 19-514(e)(2))
(c) Places of Assembly:	
(1) Churches and funeral parlors	1 for each 4 seats
(2) Clubs, lodges and assembly halls without fixed seats	1 for each 100 square feet of floor area used for assembly

<i>Use</i>	<i>Number of Spaces</i>
(3) Stadium and arenas	1 for each 4 seats
(4) Theaters, auditoriums and other places of public assembly with fixed seats	1 for each 3 seats
(d) Hospitals	1.5 for each bed
(e) Recreational:	
(1) Driving ranges	1.2 for each driving tee
(2) Golf courses	60 per 9 holes
(3) Miniature golf courses	3 for each hole for the first 18 holes, plus 2 for each hole for the second 18 holes, plus 1 for each hole thereafter
(4) Swimming pools	1 for each 90 square feet of combined swimming and wading areas
(5) Tennis, racquetball, squash and handball courts	4 for each court
(6) Volleyball courts	12 for each court
(7) Indoor athletic fields without spectator seating	45 spaces for each field
(8) Other indoor commercial recreational facilities	1 for each 200 square feet of gross floor area ^{III}
(9) Go kart, bumper boats and similar facilities	1 for each 3 boats/karts that can be accommodated on the track/water at any one time
(10) Sports/play fields	30 for each field
(f) Vehicle Sales and Service:	
(1) Self-service gasoline stations	1 for each 200 square feet of gross floor area for attendant's booth store, etc. ^{III}
(2) Motor vehicle service stations	3 plus 3 for each service bay
(3) Vehicle sales, service and rental establishments (to include bicycles)	1 per 400 square feet of enclosed sales, rental, office and parts floor area, plus 1 for each 2,500 square feet of open sales/rental display lot area, plus 3 for each service bay
(g) Office and Business:	
(1) Building supply or home centers	1 for each 400 square feet of gross floor area located within a building plus 1 per 2,000 square feet of outside storage
(2) Furniture and appliance store	1 per 750 square feet of gross floor area
(3) Kennel, commercial	1 for each 500 square feet of gross floor area, 5 spaces minimum
(4) Offices:	
a. Buildings have a gross floor area of 10,000 square feet or less	1 for each 200 square feet of gross floor area, 5 spaces minimum ^{III}
b. Buildings having a gross floor area in excess of 10,000 square feet, but less than 50,000 square feet	1 for each 200 square feet of gross floor area for the first 10,000 square feet of gross floor area plus 1 for each 250 square feet in excess of 10,000 square feet ^{III}
c. Buildings having a gross floor area in excess of 50,000 square feet, but less than 75,000 square feet	1 for each 200 square feet of gross floor area for the first 10,000 square feet of gross floor area plus 1 for each 250 square feet for the next 40,000 square feet, plus 1 for each additional 300 square feet in excess of 50,000 square feet ^{III}
d. Buildings having a gross floor area of 75,000 square feet or greater	1 for each 200 square feet of gross floor area for the first 10,000 square feet of gross floor area, plus 1 for each 250 square feet for the next 40,000 square feet plus 1 for each additional 300 square feet for the next 25,000 square feet plus one for each additional 400 square feet

<i>Use</i>	<i>Number of Spaces</i>
	in excess of 75,000 square feet ^[1]
(5) Restaurants	1.5 per 100 square feet of gross floor area ^[1]
(6) Drive-in and/or fast-food restaurants	2 per 100 square feet of gross floor area, 15 spaces minimum ^[1]
(7) Retail stores, personal service and repair shops, banks, etc.	1 per 200 square feet of gross floor area ^[1]
(8) Shopping centers or similar retail groups of buildings	4.4 per 1,000 square feet of gross floor area ^[1]
(h) Business and Industrial:	
(1) Mini-warehouses	1 per employee, 5 spaces minimum
(2) Office warehouses, when the office space is less than 50 percent of the gross floor area of the building and retail uses are permitted as an accessory use or if office space is more than 50 percent and retail uses are not permitted	1 per 400 square feet of gross floor area
(3) Office warehouses, when the office space is more than 50 percent of the gross floor area of the building and retail use is permitted as an accessory use	1 per 300 square feet of gross floor area
(4) Office warehouses, when the office space is less than 50 percent of the gross floor area and there is no retail space	1 per 750 square feet of gross floor area
(5) Manufacturing and industrial plants, including related offices, laboratories, warehouses and storage	1 per employee up to 300, plus 1 per 2 employees in excess of 300; spaces to be computed based on maximum number of employees on site at any one time
(6) Laboratories, research and development facilities, other than those related to manufacturing	1 per 300 square feet of gross floor area
(7) Warehousing, wholesaling houses and distributors	1 per employee, plus 1 per 200 square feet of gross floor area for front counter sales and stock area, plus 1 per company vehicle (spaces to be computed on maximum number of employees onsite at any one time)
(8) Go kart, bumper boats and similar facilities	1 for each 3 boats/karts that can be accommodated on the track/water at any one time
(9) Sports/play fields	30 for each field
(i) Other:	
(1) Ambulance service or rescue squad	3 per motor vehicle operated for such use
(2) Greenhouses, nursery centers, lawn and garden centers	1 per 200 square feet of gross floor area located within a building plus 1 per 700 square feet of gross area located in greenhouses or open storage/growing areas
(3) Prepared food and fruit and vegetable vendors	5 for each vendor
[1] <u>In the Ettrick Special Design District, 2.2 parking spaces per 1,000 square feet of gross floor area for the use shall be provided.</u>	

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Sec. 19-514.1. Design standards for parallel parking.

Parallel parking may be used for required parking off-street, and on-street in village districts, the Ettrick Special Design District and the TND zoning district. Spaces shall be legibly

striped to be seven (7) feet wide and twenty-two (22) feet long with 4 inch white lines perpendicular to the curb or edge of pavement.

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Sec. 19-600. Areas of applicability and exemptions.

The post-development areas shall include all lands as specified herein and which are located in office, commercial, business and industrial districts. Post-developed areas shall include:

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- ~~(5) Ettrick Community, bounded by Dupuy Road on the north, the Colonial Heights corporate limits on the east, the Petersburg corporate limits on the south and the Seaboard Coastline Railroad on the west.~~

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Sec. 19-606. Areas of applicability and exemptions.

The village district shall include all lands specified in this section.

- (1) The Midlothian Village Core, comprised of all that shown on the Chesterfield County zoning maps as Midlothian Village Core or MVC.
- (2) Midlothian Village Fringe, comprised of all that area shown on the Chesterfield County zoning maps as Midlothian Village Fringe or MVF.
- (3) Chester Village Core, comprised of all that area shown on the Chesterfield County zoning maps as Chester Village Core or CVC.
- (4) Chester Village Fringe East, comprised of all that area shown on the Chesterfield County zoning maps as Chester Village Fringe East or CVFE.
- (5) Chester Village Fringe West, comprised of all that shown on the Chesterfield County zoning maps as Chester Village Fringe West or CVFW.
- (6) Chester Village Corridor East, comprised of all that shown on the Chesterfield County zoning maps as Chester Village Corridor East or CVCE.
- ~~(7) The Ettrick Village Core, comprised of all that area shown on the Chesterfield County zoning maps as Ettrick Village Core or EVC.~~
- ~~(8)~~ (7) The Bon Air Village, comprised of all that area shown on the Chesterfield County zoning maps as Bon Air Village District or BAVD.
- ~~(9)~~ (8) The Matoaca Village Core, comprised of all that area shown on the zoning maps as Matoaca Village Core or MAVC.

Sec. 19-608. Exceptional development standards.

(a) *Parking:* Parking requirements in the village district for indoor commercial recreational facilities; self-service gasoline stations; office buildings of up to 26,500 square feet; restaurants, including fast-food and drive-in restaurants; retail stores; personal services; repair shops; banks; greenhouses; nursery centers; and lawn and garden centers shall be based on the requirements for shopping centers or similar retail groups of buildings as set forth in section 19-513. Improved, designated parking spaces in a public right-of-way may be counted toward the required number of parking spaces so required when more than one-half of each such space adjoins the site. Further, the required number of parking spaces may be reduced by ten percent if the development contains a sidewalk or other pedestrian walkway system that connects to existing walkways or that may be connected to future walkways. In addition if approved by the director of planning, in the Bon Air Community as defined in Section 19-600, a business may reduce the required number of onsite parking spaces by pro-rata if it has an agreement with another entity permitting off-site parking on a lot located within the Bon Air Community boundaries or within 1000 feet of the Bon Air Community boundaries. All other requirements of division 1, subdivision II of this manual shall apply as described. ~~In the Ettrick Village Core, the following uses shall be exempt from the requirements of Section 19-513: offices having a gross floor plan area which does not exceed five thousand (5,000) square feet, restaurants and retail uses, including personal services, repair shops, specialty shops and contractor offices without heavy vehicles or equipment.~~

(b) *Landscaping:*

(1) *All Midlothian Village Areas:* Landscaping within setbacks along rights-of-way shall conform to the recommendations set forth in The Village of Midlothian Technical Manual dated September 1991.

~~(2) *Ettrick Village Core:* All development, except commercial parking lots, shall be exempt from the requirements of Article VII Division 1, Subdivision III. If off-street parking areas are constructed in front of the building line or on a lot without a building, the following minimum landscaping shall be required: a low hedge or low, partially transparent fence along the front setback line.~~

~~(3)~~ (2) *All other village districts:* At least one large deciduous tree, as defined in section 19-518(b)(2), shall be included in each landscaped area, in lieu of the one small tree required by section 19-519(b). All other landscaping requirements of sections 19-519, 19-609 and 19-610 shall apply in all village districts.

(c) *External lighting:* Except for lamps attached to a building, the maximum height for lampposts shall be 20 feet. ~~All requirements of section 19-573 shall apply in the Ettrick Village Core; however, porch lights, gas lamps and period lighting that is in keeping with the small scale pedestrian oriented character of the village, and that do not use high intensity discharge lamps, shall be exempted from said requirements.~~ Lamps attached to a building shall be no higher than the roofline or parapet wall.

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~~(h) — Buffers and screening in the Ettrick Village Core (EVC): Buffers required by section 19-523A shall not apply.~~

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Sec. 19-609. Setback requirements for O and C Districts.

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~~(f) — Ettrick Village Core: If a uniform pattern of setbacks, lot widths and building widths exists, infill development should generally maintain existing spacing and rhythm. Nothing in this subsection is intended to discourage renovation or expansion of existing structures, except that additions shall not extend farther into these setbacks than the existing building(s). The minimum setbacks for all buildings, drives and parking areas shall be as follows:~~

~~(1) — Front and corner side setbacks:~~

~~a. — For buildings, the minimum front and corner side setback shall be 15 feet.~~

~~b. — For parking and drives, setbacks shall be as follows:~~

~~1. — For new construction, the minimum front and corner side setback for drives and parking areas shall be no less than the front line of the building with the least setback on the lot. If there is no building constructed on the lot, the minimum setback for drives and parking areas shall be 15 feet.~~

~~2. — For existing buildings, the minimum setback for drives and parking areas shall be 15 feet, provided that where parking is located in front of the building line, a fifteen foot setback and a low (approximately three foot) hedge or partially transparent fence such as wrought iron or wood picket shall be provided.~~

~~(2) — Side setbacks: The minimum side setback for buildings, drives and parking areas shall be zero feet, except when adjacent to a lot zoned for residential use, in which case the minimum side setback for buildings, drives and parking areas shall be ten feet. The ten foot setback for driveways and parking areas may be reduced to zero feet with the provision of a four foot decorative fence along the adjacent residential lot and the ten foot setback for buildings may be reduced to zero feet provided that the walls facing an adjacent residential property contain no openings.~~

~~(3) — Rear setbacks: The minimum rear setback for buildings, drives and parking areas shall be 20 feet.~~

- ~~(4) *Setbacks for gasoline pumps:* The setbacks for gasoline pumps and drives serving gasoline pump islands shall be the same as those for drives and parking areas as required in paragraphs (1) through (4) above.~~

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Sec. 19-611. Architectural treatment.

~~(a) *Within the Ettrick Village Core:*~~

- ~~(1) New development shall be compatible with the pedestrian scale and historic village character of Ettrick. New or altered buildings should be generally consistent in height, scale, massing (shape) and materials with existing structures in the village. The intent of this section is to insure functional and visual compatibility, not to specifically encourage imitation of past architectural styles.~~

~~(b)~~(a) *Within the Matoaca Village Core:*

- (1) New development shall be compatible with the pedestrian scale and historic village character of Matoaca Village. New or altered buildings should be generally consistent in height, scale, massing (shape) and materials with existing structures in the village.
- (2) All new buildings and building additions shall be compatible with late 19th or early 20th Century residential architecture. Design features shall include, but not be limited to, style, articulation, size and location of doors and windows, architectural ornamentation, and use of materials such as brick and/or siding for exterior walls and asphalt shingle, simulated slate and/or standing seam metal for roofs. Nothing in this section shall preclude the use of imitation or artificial materials or elements, so long as such materials and elements are similar in appearance, style, detail and design to the materials used in late 19th or early 20th Century residential architecture.
- (3) Architectural treatment of all buildings shall be compatible with buildings located within the same block or directly across any road, as determined by the Director of Planning. At locations where the existing buildings do not conform to late 19th or early 20th Century residential architecture, the Director of Planning may approve a new architectural treatment or theme. Compatibility may be achieved through the use of similar building massing, materials, scale, colors or other architectural features.
- (4) Buildings adjacent to River Road or Pickett Avenue provide a pedestrian entrance from River Road or Pickett Avenue and shall appear to have a main entrance facing the public right of way. On corner side yards, the building may front either right of way.

~~(e)~~(b) *Within all other village districts:* No building exterior (whether front, side or rear) shall consist of architectural materials inferior in quality, appearance or detail to any other exterior of the same building. Nothing in this section shall preclude the use of different materials on different exteriors (which would be acceptable if representative of good architectural design) but rather, shall preclude the use of inferior materials on sides which face adjoining property and thus, might adversely impact existing or future development causing a substantial depreciation of property values. No portion of a building constructed of unadorned cinder block or corrugated and/or sheet metal shall be visible from any adjoining A, R, R-TH, MH, R-MF or O District or any public right-of-way. Further, buildings shall be designed to impart harmonious proportions and to avoid monotonous facades or large bulky masses. Buildings shall possess architectural variety but shall be compatible with existing structures, especially nearby structures of high historic interest. New or remodeled buildings shall enhance an overall cohesive village character as reflected in existing structures. This character shall be achieved through the use of design elements--including, but not limited to, materials, balconies and/or terraces, articulation of doors and windows, sculptural or textural relief of facades, architectural ornamentation, varied roof lines or other appurtenances such as lighting fixtures and/or planting--as are described in the applicable adopted plans and guidelines.

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Sec. 19-614--19-6230. Reserved.

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Subdivision VI. Development Requirements—Ettrick Special Design District.

Sec. 19-621. Purpose and Intent.

The purpose and intent of the Ettrick Special Design District is to recognize the area's unique features and opportunities and to shape patterns of development in accordance with the goals, guidelines and recommendations of the *Ettrick VSU Special Area Plan*, a component of the comprehensive plan. The requirements are designed to foster creation of a densely developed, pedestrian friendly, mixed use environment in and around Virginia State University, the Ettrick Train Station and the surrounding residential community.

Sec. 19-622. Area of Applicability.

The provisions of this subdivision apply to O, C and I zoned property within the Ettrick Special Design District as shown on the zoning maps.

Sec. 19-623. Development and Use Standards.

A. Buildings and Parking Conditions.

1. Buildings and parking in the Ettrick Special Design District shall meet the requirements outlined in Table 19-623.A.1.:

Table. 19-623.A.1. O, C and I Districts- Ettrick Special Design District Building and Parking Required Conditions		
A. <u>Building Setbacks (feet)^[1]/Required Perimeter Landscaping</u>		
1. <u>Road type</u>	a. <u>Limited access</u>	<u>40/C</u>
	b. <u>Chesterfield Avenue, Granger Street, Bessie Lane, and East River Road</u>	<u>8^{[2][3]}</u>
	c. <u>Other roads</u>	<u>15</u>
2. <u>Interior side yard</u>		<u>0</u>
3. <u>Rear yard</u>		<u>70</u>
B. <u>Parking Setbacks(feet)^[1]/ Required Perimeter Landscaping</u>		
1. <u>Road type</u>	a. <u>Limited access</u>	<u>40/C</u>
	b. <u>Chesterfield Avenue , Granger Street, Bessie Lane and East River Road</u>	<u>14</u>
	c. <u>Other roads</u>	<u>15^[5]</u>
2. <u>Interior side yard</u>		<u>0^[6]</u>
3. <u>Rear yard</u>		<u>0^[6]</u>
C. <u>Building Heights ^[7]</u>	<u>Minimum of 2 stories and a Maximum of the lesser of 4 stories or 60 feet.</u>	

Notes for Table 19-623.A.1.

- [1] Setbacks may be impacted by Floodplain and Chesapeake Bay regulations.
- [2] At least one principal building in a project shall be set back as follows:
 - 75% or more of the façade shall have a maximum setback of 15 feet; or
 - if a hardscaped pedestrian area extending from that portion of the building set back greater than 15 feet to the required 8 foot setback line is provided, less than 75% of the façade, but in no case less than 50% of the façade, shall have a maximum setback of 15 feet.
- [3] Canopies and awnings that create pedestrian arcades shall be permitted to encroach into the required setback and shall not be subject to the limits of Section 19-506.
- [4] Parking shall be set back as follows:
 - no closer to the road than the rear of the building; or
 - if there is no building, the greater of either ½ the depth of the lot or no closer to the road than the rear façade setback of the nearest building facing the road.

Views of parking from roads shall either be minimized by a building, or 3 to 4 foot high decorative walls, fencing, evergreen hedges or a combination thereof. Hedges shall be maintained at a height of 3 to 4 feet. Walls, fencing and hedges shall be located as follows:

 - set back from the road at the minimum building setback; or
 - between the parking and any hardscaped pedestrian area located between the road and the parking area.
- [5] Parking shall not be located between the façade of any building and the road.

Views of parking areas from roads shall either be minimized by a building, or 3 to 4 foot high decorative walls, fencing, evergreen hedges or a combination thereof. Hedges shall be maintained at a height of 3 to 4 feet. Walls, fencing and hedges shall be located as follows:

 - setback from the road at the minimum building setback; or
 - between the parking and any hardscaped pedestrian area located between the road and the parking area.
- [6] Views of parking from adjacent property designated for single family residential use on the comprehensive plan shall either be minimized by a building, or 3 to 4 foot high decorative walls, fencing, evergreen hedges or a combination thereof. Hedges shall be maintained at a height of 3 to 4 feet.
- [7] Height limits are subject to Section 19-507.

B. Other Required Conditions

1. **Buffers.** Buffers required by Section 19-523.A. shall not apply.
2. **Architectural Compatibility Generally.** Architectural treatment of buildings shall be compatible with buildings located within the Virginia State University campus so as to provide an overall cohesive character, as determined by the director of planning. Buildings shall enhance an overall cohesive character through the use of design elements including, but not limited to: materials, balconies or terraces, articulation of doors and windows, sculptural or textural relief of facades, architectural ornamentation, cornice treatment, or other appurtenances such as decorative lighting fixtures. Buildings should be designed to impart harmonious proportions and avoid monotonous facades or large bulky masses.
3. **Building Design.** In addition to the requirements of Section 19-570, buildings within the Ettrick Special Design District shall comply with the following:
 - a. **Architecture.**
 - The required second story shall extend the full frontage of the first floor façade and have a gross floor area not less than 50% of the gross floor area of the first story. The second story shall be set back from the road an equal distance to that of the first floor unless features such as balconies, outdoor dining or other similar amenities which can be used by pedestrians are employed along the façade of the second story, in which case the second story may be set back up to 12 feet further from the road than the first story;
 - Excluding the area for windows and doors, a minimum of 75% of the façade fronting a road and visible from a road shall be faced with brick, stone, or other materials similar in appearance to brick or stone;
 - Façades visible from a road shall not be constructed of unadorned or unpainted concrete block, corrugated metal or sheet metal; and
 - Use of different materials on different facades shall be permitted, but architectural materials inferior in quality, appearance or detail to any other façade of the same building shall not be used.
 - b. **Storefront Windows and Pedestrian Entrances.** The first floor of any building located within 30 feet of a road shall incorporate storefront windows and pedestrian entrances that either connect directly to the sidewalk along the road or to a sidewalk that connects to the sidewalk along the road. A maximum of 10 linear feet along the front façade of the principal building shall be without

windows or pedestrian entrances. The bottom of windows shall be no lower than 18 inches and no higher than 36 inches above finished grade.

4. **Size of Individual Uses.** With the exception of hotels, motels, offices or grocery stores, individual nonresidential uses shall not exceed 10,000 square feet of gross floor area. Grocery stores shall not exceed 40,000 square feet.

5. **Sidewalks and Pedestrian Amenities Generally.** Sidewalk and pedestrian amenities shall be provided along roads and as pedestrian connections from projects to adjacent development. The exact location, treatment, design and use of sidewalks and pedestrian amenities shall be determined at time of site plan review. Prior to site plan approval, easements, acceptable to the Planning Department shall be recorded across such improvements to allow public use.

6. **Sidewalks and Pedestrian Amenities Specifically.** Sidewalks and amenities shall be provided in conjunction with development as follows:

a. Northeast Line of Chesterfield Avenue. Along the northeast line of Chesterfield Avenue, within the required setback:

- 8 foot wide sidewalk which incorporates design features such as pavers, landscaping, decorative concrete, curves and other elements to enhance visual interest; and
- 4 feet of the additional sidewalk abutting the 8 foot sidewalk on the interior side of lot incorporating one or more of the amenities allowed within hardscaped pedestrian areas unless the adjacent use incorporates accessory outdoor activities, such as, but not limited to, outdoor dining or display adjacent to the 4 foot of sidewalk.

b. Southwest line of Chesterfield Avenue and All Other Roads. Along southwest line of Chesterfield Avenue and all other roads, sidewalk either within or parallel to the road, as approved by Planning and the Transportation Departments.

7. **Uses Permitted in Hardscaped Pedestrian Areas.** Hardscaped pedestrian areas may be located within required setbacks along roads. Such areas are not subject to side yard setbacks but shall require a rear yard setback of 50 feet. Such areas shall not encroach onto required sidewalks. Hardscaped pedestrian areas shall be designed to facilitate, and include amenities to support, outdoor gatherings and activity such as outdoor display of goods sold on the premises, dining, temporary vendors, civic or community events or seating areas. The areas may also include, but are not limited to, pedestrian amenities such as foundation plantings, street furnishings, benches, bike racks and trash receptacles.

8. **Bicycle Facilities.** A two-way bicycle facility shall be constructed within the road along the east line of Granger Street and the northeast line of Chesterfield Avenue. The exact design shall be approved by the Transportation Department.
9. **Street Trees.** Single stemmed street trees having a minimum caliper of 2.5 inches as measured at 4 feet above grade at time of planting shall be planted on an average of 40 feet on center along roads. Unless otherwise approved at the time of site plan review, the same species shall be used along a road and within a project.
10. **Exterior Lighting.** In addition to the requirements of Section 19-508.3, the following standards shall be met:
- a. **Streetlights.** Within required setbacks along Chesterfield Avenue, Granger Street and East River Road, pedestrian scale streetlights shall be installed as follows:
- Streetlights shall be designed to enhance the pedestrian character of the design district and be compatible with development standards of the district. The design of fixtures, poles and lamp shall be consistent along a road.
 - Streetlights shall be spaced generally 40 feet on center.
 - Fixture mounting heights shall be limited to 12 to 15 feet above the finished grade.
- b. **Other Exterior Lighting.** With the exception of pedestrian scale streetlights, exterior lighting shall comply with the following:
- Exterior lighting shall be designed to enhance the character of the design district and be compatible with development standards of the district;
 - Freestanding lights shall not exceed a height of 20 feet above finished grade; and
 - Building mounted lights shall be no higher than the roofline or parapet wall.
11. **Vehicular Access.** Vehicular drives shall not be located between a building and a road.
12. **Drive-in or Drive Through Facilities.** Drive-in or drive through facilities shall comply with the following:
- a. **Drive-in or drive through facilities to include windows, bays or similar uses shall be located behind the building and arranged so as to minimize view from Chesterfield Avenue, Granger Street and East River Road east of Bessie Lane; and**

b. The view of stacking spaces from Chesterfield Avenue, Granger Street and East River Road east of Bessie Lane shall be minimized either by a building, or 3 to 4 foot high decorative walls, fencing, evergreen hedges or a combination thereof. Hedges shall be maintained at a height of 3 to 4 feet. The setback of the walls, fencing or hedges shall be a maximum of 15 feet unless a hardscaped pedestrian area is provided between the road and the stacking spaces in which case the walls, fencing or hedges shall be located between the stacking spaces and the hardscaped pedestrian area.

13. Gasoline Pumps. Gasoline pumps shall be located behind a building and arranged so as to minimize view from Chesterfield Avenue, Granger Street and East River Road east of Bessie Lane. Views of pumps from other roads shall be minimized either by a building, or 3 to 4 foot high decorative walls, fencing, evergreen hedges or a combination thereof. Hedges shall be maintained at a height of 3 to 4 feet. The setback of the walls, fencing or hedges shall be a maximum of 15 feet unless a hardscaped pedestrian area is provided between the road and the gasoline pumps in which case the walls, fencing or hedges shall be located between the gasoline pumps and the hardscaped pedestrian area.

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Sec. 19-624.--19-630. Reserved.

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Sec. 19-634. Prohibited signs.

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(h) Moving signs intended to attract attention regardless of whether or not the sign has a written message or whether all or any part of it moves by any means, including but not limited to rotating, fluttering or being set in motion by movement of the atmosphere. This paragraph does not apply to the hands of a clock operating as such, or to computer controlled variable message electronic signs. However, within village and Ettrick Special Design districts, the director of planning may approve such signs for a period not to exceed two days for special community events if notified at least five business days in advance in writing.

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Sec. 19-635. Signs not requiring permits.

The following signs may be erected without a sign permit, so long as they comply with the regulations in this chapter:

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- (g) Barber poles used to advertise establishments which cut hair. Such poles shall be building mounted only and may not revolve unless located within village ~~district~~ or Ettrick Special Design districts.
- (h) Signs allowed to be attached to trees on sites where land disturbing activities are being conducted, such as land disturbance permits, job site numbers and similar temporary signs.

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Sec. 19-636. Sign design and setback requirements.

(a) With the exception of signs permitted to be placed in the right-of-way pursuant to sections 19-635(f), 19-636(e), and 19-637(h), all signs, including directional signs, shall be set back a minimum of 15 feet from all property lines, unless a greater setback is specified by conditions of zoning, approved site or subdivision plans, or by this chapter.

(b) Along public rights-of-way, the setback may be reduced to a minimum of 20 feet from the edge of the pavement or the face of curb, but, except as permitted in section 19-636(e), no sign shall be set back less than one foot from the property line, provided the sign shall be relocated to conform to the requirements herein at the time the adjacent road is widened.

(c) Within any village ~~district~~ and Ettrick Special Design districts, the sign setback shall be five feet from the right-of-way line.

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Sec. 19-637. Limitation on specific signs.

- (a) Changeable copy signs.
 - (1) Changeable copy is not permitted, unless the changeable component of the sign face occupies one-half or less of the total area of the sign face. This restriction does not apply to changeable copy used in movie theater and fuel price signs.
 - (2) If changeable copy is used, it shall abut the sign face or be integrated into the sign face, provided, however, if the sign is incorporated into a monument structure, the changeable copy need not abut or be integrated into the sign face. Changeable copy added to signs existing prior to April 25, 2001 shall abut the sign face as close as physically possible.
 - (3) Computer controlled variable message electronic signs may be allowed subject to section 19-161(c).
- (b) Farming signs.
 - (1) Signs displayed for the purpose of farm identification must be located on the farm premises, set back at least 50 feet from the nearest corner of a street intersection.

The sign must be painted or printed and the total aggregate area of all signs shall not exceed 12 square feet in area and a height of ten feet.

- (2) One temporary sign advertising the sale of farm products grown or produced on the premises is allowed, provided such signs shall not be illuminated, shall be painted or printed, maintained in good condition, and removed within ten days after the end of each growing season. Such signs must be no more than 12 square feet in area and ten feet in height unless located in ~~a village district~~ or Ettrick Special Design districts, in which case height is limited to seven feet.

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(g) Order boards: One detached order board and one preview board is permitted for each stacking lane for businesses with drive-through facilities. Order boards and preview boards shall not be included in calculating the number of freestanding signs or in calculating the total aggregate sign area. Such signs must be located so that they are not legible from off the property. Order boards are limited to 30 square feet in area and six feet in height, unless located in ~~a village district~~ or Ettrick Special Design districts, in which case the area shall not exceed 12 square feet. Preview boards are limited to 15 square feet in area and six feet in height, unless located in ~~a village district~~ or Ettrick Special Design districts, in which case the area shall not exceed 12 square feet.

Additionally, one order board not to exceed four square feet in area is allowed for each parking space or fueling location, provided such signs are attached to columns supporting a canopy and have a finish color that matches the colors used on the canopy. One temporary sign not to exceed four square feet in area advertising special products or services may be used along a drive-up window lane, provided it is located so that it is not visible from adjacent residential districts or public rights-of-way. These signs shall not be included in calculating the number of freestanding signs or in calculating the total aggregate sign area allowed for the site.

(h) Residential community identification signs. One such sign shall be permitted for each separate street entrance to the community. One such sign shall be permitted on each side of an entrance if both signs are attached to a decorative fence/wall. The sign area allowed is 20 square feet for each 200 dwelling units in subdivisions or residential communities with a guaranteed minimum of 32 square feet and a maximum of 100 square feet. Such signs must be no more than 15 feet in height unless located in ~~a village district~~ or Ettrick Special Design districts, in which case height is limited to seven feet. These signs may be located within the public right of way, if approved by the Virginia Department of Transportation, and located within the median strip of the entrance.

(i) Scoreboards as well as signs advertising goods, services or products shall be permitted within ball diamonds, ballfields, racetracks, stadiums, arenas or other facilities accommodating sporting events or activities. If a sign is not visible from off the property, there shall be no size or height limitation. If a sign is visible from off the property, it shall not exceed 64 square feet in area. In addition, it shall be attached on the interior of a fence or wall enclosing the facility and shall not exceed the height of the fence or wall. However, where a fence or wall is not provided, the scoreboard or sign shall not exceed a height of eight feet.

(j) Signs advertising events for nonprofit organizations must be removed within 30 days after the date of the event.

(k) Signs attached to or immediately above fuel dispensers are limited to eight square feet in area. Such signs shall not be included in the total permitted sign area for the facility and shall not be internally illuminated.

(l) Signs displaying the name of a house or a home occupation at a single family residence shall not exceed one square foot in area and shall not be illuminated.

(m) Signs prohibiting trespassers, hunting, fishing, solicitors or parking or announcing adoption of highways for litter control, posted property, crime watch areas or towing of unauthorized vehicles shall not exceed three square feet in area and shall not be illuminated.

(n) Temporary onsite signs bearing the single message "now hiring" shall not exceed four square feet in area and are limited to one per business. Such signs may be displayed only during periods a business is accepting applications for employment.

(o) Temporary vendors selling Christmas trees are permitted one sign, not to exceed 32 square feet in area and ten feet in height, unless located in a village ~~district~~ or Ettrick Special Design districts, in which case the height shall not exceed seven feet. Such signs may be displayed for 40 days starting November 15 of each year.

(p) Under canopy signs within shopping centers are limited to one under canopy sign per store. Such signs shall not exceed eight square feet in area and shall be located in front of the store's main entrance. Such signs shall not be deducted from the sign area permitted for the store.

(q) Signs attached to, or visible through, doors or windows that are legible from outside the building shall not exceed an area greater than 15 square feet or 25 percent of the total window and door area located on any one face of the building, whichever is less. Further, signs which are mounted on doors or windows shall be located in the top half of the door or window.

(r) Yard sale signs shall not exceed four square feet in area. Such signs are limited to one offsite sign directing the way to the sale and one onsite sign. Yard sale signs may be installed no earlier than 48 hours prior to the sale and must be removed within 48 hours after the date of the sale.

(s) Temporary campaign signs are permitted provided that they do not exceed 32 square feet in area and ten feet in height; not exceed seven feet in height in village ~~district~~ or Ettrick Special Design districts; not be placed on utility poles, traffic control signs or trees or within public rights of way; and are removed 30 days after the election. Candidates shall list all site locations for temporary campaign signs through one (1) permit.

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Sec. 19-638. Banners

1. Purpose.

Banners shall only advertise or communicate the following:

- a. Special sales and promotions
- b. Events
- c. Hiring and recruitment periods
- d. Local, state or national business awards
- e. A new business that has not yet installed permanent signage

With the exception of a new business that has not yet installed permanent signage, a banner shall not solely advertise a business name and/or logo.

2. Approval.

- a. Prior to the installation of any banner, an applicant shall obtain approval from the director of planning. The approval request shall be on an application form proscribed by the director of planning, and shall, at a minimum include the following information about the banner:
 - 1) purpose,
 - 2) size,
 - 3) area of building face if building mounted,
 - 4) proposed location,
 - 5) dates of display, and
 - 6) method of fastening or displaying.

In addition to the above requirements, the director of planning may request additional information deemed necessary to ensure compliance with this section.

- b. Banner applications shall not be submitted more than 30 days prior to the proposed display date.
- c. The director of planning may deny a banner application for up to one year from the issuance of the most recent notice of violation if a property, business or organization has received two notices of violation of this section in any 12-month period.

3. Location and placement.							
<p>a. Except as otherwise specified in this section, banners shall be located on the same property as the sponsoring business, organization or event that the banner advertises or promotes.</p> <p>b. Banners along public roads must meet the following:</p> <ol style="list-style-type: none"> 1) Except for village districts or Ettrick Special Design districts, a banner shall be located at least 20 feet from the edge of pavement or a minimum of one foot outside of the public right of way, whichever is greater. 2) In village and Ettrick Special Design districts, a banner shall be located at least 20 feet from the edge of pavement or a minimum of five feet outside of the public right of way, whichever is greater; however, if a banner is advertising a community event, such banner may be displayed across a public road subject to the approval of VDOT. <p>c. Banners may be freestanding or building mounted.</p> <p>d. Banners shall not be attached to trees, shrubs, utility poles, guy wires or traffic signs.</p>							
4. Other Requirements.							
Banner Type	Number Permitted	Permitted Consecutive Display Days	Permitted Display Days Excluding Nonprofit (per year)		Permitted Display Days For Nonprofit (per year)	Banner Size	
			Special Areas [1]	All Other Areas		Freestanding (square feet)	Building Mounted
a. For a nonresidential community with in-line tenants or tenants not having direct road frontage [2][3]	4	60	60	120	120	32	50 square feet or 15% of building face ^[4]
b. For outparcel uses within a nonresidential community, or for businesses and organizations located outside of a nonresidential community [3][5]	1	60	60	120	120	32	
c. For the temporary onsite activity of a nonprofit organization not permanently located on the property. [3][6]	1	60	Not Applicable		120	32	

d.	For a community event of nonprofit organization on vacant property [3][7]	1	15	Not Applicable	120	32	Not Applicable
e.	For nonprofit sports team recruitment period, offsite display [8]	4	30	Not Applicable	120	32	
f.	For a community event banner displayed across public road in village area	1	60	Not Applicable	120	250	
<p>[1] Special Areas are shown on the zoning maps as “Banner Limitations Special Areas” and are known as, Eastern Midlothian Special District and Chesterfield Towne Center Southport Area Special District.</p> <p>[2] Of the banners allowed, no more than 2 freestanding banners shall be allowed along the project road frontage and the remainder may be building mounted. No more than 1 banner is permitted per tenant, to allow up to 4 tenants to advertise concurrently. Additional banners may be permitted as provided in footnote [3].</p> <p>[3] Where the property on which a banner is displayed is located along more than one arterial road, the number of banners permitted may be displayed simultaneously for each arterial road and each banner may be displayed the number of days permitted in this section. An additional banner may be permitted along the road frontage for each 500 feet of project road frontage in excess of 1000 feet.</p> <p>[4] For in-line tenants of a shopping center the banner size calculation shall be based upon the building face of the tenant unit. For other buildings, the banner size calculation shall be based upon the building face on which the banner is displayed.</p> <p>[5] When a banner is displayed by a nonprofit organization and there are multiple nonprofit organizations collocated on the property, no more than one additional banner may simultaneously be displayed for the additional nonprofit organizations located on the property.</p> <p>[6] This banner may be displayed in addition to other banner(s) permitted by this section.</p> <p>[7] Display time shall be limited to 15 days prior to the event.</p> <p>[8] An organization may receive no more than four (4) such banner permits per year. A maximum of four (4) offsite banners may be displayed per advertised recruitment period; only one (1) banner may be displayed per parcel; and all site locations for such event banners shall be listed on one (1) permit.</p>							

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Sec. 19-640. Real estate signs.

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(b) The following real estate/construction signs require a sign permit and are subject to the conditions specified herein:

- (1) One onsite real estate sign advertising a residential community, provided such sign shall be removed when 90 percent of the dwelling units in the residential community are occupied.

- (2) One construction sign advertising the use to be made of a commercial building or structure and the businesses and firms developing the building or structure. Such sign may be installed when actual construction is started and shall be removed upon occupancy of the building or structure.
- (3) One construction sign notifying the public that a nonresidential community is coming soon. This sign shall be removed before erection of any other construction sign and in no instance shall be permitted to remain longer than three years.
- (4) One onsite real estate sign advertising the sale or rent of parcels of land with or without buildings in O, C or I districts, provided such sign is removed within ten days after the transfer of deed or rental of such property. If the sign is no greater than 16 square feet a county sign permit shall not be required.
- (5) The signs must not exceed 32 square feet in area and a height of ten feet unless located in ~~a village district~~ or Ettrick Special Design districts, in which case height is limited to seven feet.

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Sec. 19-645. Freestanding sign design.

(a) Sign structures for freestanding signs shall be covered with (1) a material having a similar color and finish to the building which it advertises; (2) a material and color used elsewhere on the signs; or (3) disguised as an architectural detail such as a column or a decorative wall.

(b) Any freestanding sign in a TND, O-1 or C-1 District shall conform to ~~village or district~~ or Ettrick Special Design districts standards, with the exception that uses in a TND District that front on a major arterial outside of ~~a village or Ettrick Special Design districts~~ may use countywide size restrictions for area and height for signs located on the major arterial.

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Sec. 19-649. Size restrictions for specific types of freestanding signs.

<i>Sign</i>	<i>Countywide</i>		<i>Village or Ettrick Special Design District</i>	
	<i>Area</i>	<i>Height</i>	<i>Area</i>	<i>Height</i>
Signs identifying a mixed use or multisubdivision occupying 50 acres or less	50	15	32	8
Signs identifying a mixed use or multisubdivision occupying greater than 50 acres	100	20	32	8
Identification signs at secondary entrances to mixed use communities and multi-residential communities	50	15	32	8
Signs identifying a nonresidential community with a minimum of 300,000 square feet of gross floor area	100	20	32	8

Sign identifying nonresidential community with less than 300,000 square feet of gross floor area	50	15	32	8
Signs identifying offices and industrial buildings within a nonresidential community	32	8	24	8
Signs identifying other buildings within a nonresidential community	20	8	20	8
Office and business buildings not in a nonresidential community	50	15	24	8
Industrial uses occupying 25 acres or less and not within a nonresidential community	50	15	24	8
Industrial uses occupying more than 25 acres and not within a nonresidential community	100	15	24	8
Signs identifying boarding houses, tourist homes, bed and breakfasts, or buildings with a multifamily use	16	8	16	8
Greenhouses, nurseries, lawn and garden centers	50	15	24	8
Hospitals and funeral homes	50	15	24	8
Group care facilities, rest homes and nursing homes	50	15	24	8
Stadiums, arenas, and other places of public assembly with fixed seats	50	15	24	8
Golf courses, driving ranges, miniature golf courses, bowling alleys, skating rinks, indoor/outdoor health or fitness centers, fraternal clubs and lodges	50	15	24	8
Warehouse and wholesale uses	50	15	24	8
Hotels/motels fronting on interstate highways	150	20	24	8
Hotels/motels not fronting on interstate highways	75	15	24	8
Onsite identification signs for public/semi-public uses including but not limited to churches, schools, libraries, fire stations, water/sewer treatment facilities, and cemeteries which front on roads at least 4 lanes wide	50	15	24	8
Onsite identification signs for public/semi-public uses including but not limited to churches, schools, libraries, fire stations, water/sewer treatment facilities, and cemeteries on roads less than 4 lanes wide	32	15	24	8
Neighborhood recreation facilities	32	15	24	8
Movie theaters	20 per screen w/ a min. of 50 and a max. of 200	15	24	8
Historic building identification signs. Such buildings must appear in the Historical Register for the County of Chesterfield, State of Virginia, or National Historical Register.	16	8	16	8
Restaurant associated with a hotel/motel (only when located in a freestanding building)	20	8	20	8

Taxi companies, train stations, bus stations, airports, service stations, car washes, vehicle rental, and vehicle repair shops	50	15	24	8
Truck terminals occupying 25 acres or less	50	15	24	8
Truck terminals occupying more than 25 acres	100	15	24	8
Vehicle sales	50	20	24	8
Village <u>or Ettrick Special Design</u> district entryway signs	70	12	70	12

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(2) That this ordinance shall become effective immediately upon adoption.

Ettrick Special Design District

